Karen Johnson Davidson County
Batch# 656784 DEEDWARR
06/15/2021 10:20:26 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20210615-0080348

Box 14
G34756-4

WARRANTY DEED

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$400,000.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me this the 11th day of June, 2021.

Notary Public

My commission expires: 8/6/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Thomas S. Turner	**Thomas S. Turner**	**146-16-0-218.00**
5118 Kincannon Drive	**5016 Marchant Drive**	
Nashville, TN 37220	**Nashville, TN 37211**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kimberly Ann Wood, Successor Trustee of The Young Family Revocable Trust U/A/D May 12, 2006, as amended by First Amendment on March 6, 2009, and as amended by Second Amendment on February 5, 2014, and further amended by Third Amendment on May 27, 2014

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas S. Turner, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1040 on the Plan of Brentwood Hall, Section X, as of record in Plat Book 2330, Page 80, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cathy W. Tate and Frank M. Young and wife, Florence Young by Warranty Deed dated January 15, 1986, from Enloe L. Baggett and wife, Tallulah A. Baggett of record in Book 6766, Page 369, said Register's Office. Cathy W. Tate, an unmarried person conveyed her interest in said property to Frank M. Young and wife, Florence Young by Quitclaim Deed dated October 20, 1993, and further said property being conveyed to Frank M. Young and Florence E. Young, Trustees, The Young Family Revocable Trust Dated May 12, 2006, by Warranty Deed dated May 12, 2006, from Frank M. Young and wife, Florence Young of record in Instrument No. 20060515-0056489, said Register's Office for Davidson County, Tennessee. Florence Young died on September 9, 2020, and Frank M. Young died on January 3, 2021, and pursuant to the Third Amendment to The Young Family Revocable Trust dated May 27, 2014, Kimberly Ann Wood shall serve as the sole trustee of the said Trust. See Certification of Trust dated June 10, 2021, of record in Instrument No. 20210615-0080347, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 2330, Page 80, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Sanitary Sewers and/or Storm Drainage Easement of record in Book 5715, Page 261, said Register's Office.**

3) **Restrictive Covenants contained in an Instrument of record in Book 1788, Page 143, as amended in Book 2198, Page 3 and further amended in Book 2542, Page 49, said Register's Office.**

4) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property known as 5118 Kincannon Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 11th day of June, 2021.

Kimberly Ann Wood, Successor Trustee
by: JTC, Auth Agent

Kimberly Ann Wood, Successor Trustee of The Young Family Revocable Trust U/A/D May 12, 2006, as amended by First Amendment on March 6, 2009, and as amended by Second Amendment on February 5, 2014, and further amended by Third Amendment on May 27, 2014
By John T. Cook, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **John T. Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Authorized Agent** for **Kimberly Ann Wood, Successor Trustee of The Young Family Revocable Trust U/A/D May 12, 2006, as amended by First Amendment on March 6, 2009, and as amended by Second Amendment on February 5, 2014, and further amended by Third Amendment on May 27, 2014**, within named bargainor, and that he as such **Authorized Agent**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **Kimberly Ann Wood, Successor Trustee of The Young Family Revocable Trust U/A/D May 12, 2006, as amended by First Amendment on March 6, 2009, and as amended by Second Amendment on February 5, 2014, and further amended by Third Amendment on May 27, 2014** by himself as such **Authorized Agent.**

Witness my hand and official seal at Nashville, Tennessee, this **11th day** of **June, 2021.**

Notary Public

My Commission Expires: 8/6/2023

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON